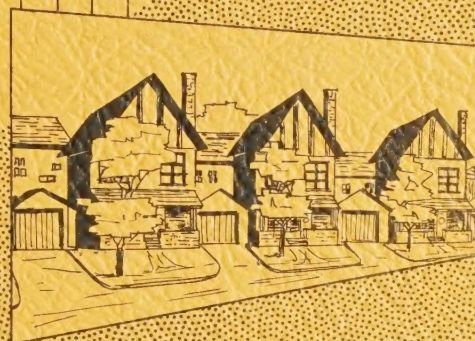
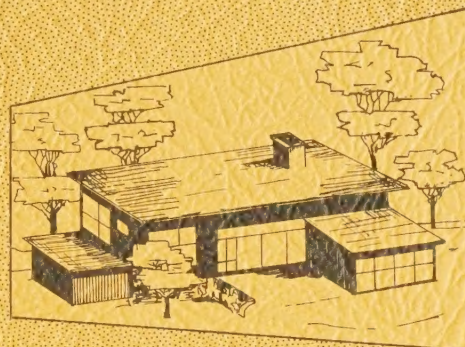


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urban renewal notes



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COMMUNITY PLANNING BRANCH
801 BAY STREET, TORONTO

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REVISED AUGUST 1961

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*This volume was donated to
the University of Toronto by
Derek J.W. Little
President, Municipal Planning
Consultants Co. Ltd.*

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U R B A N R E N E W A L N O T E S

7

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3rd Revision - August, 1961

PREFACE

The purpose of this publication is twofold:

- to explain what urban renewal means and to explain the relationship between urban renewal and community planning, and
- to assist councils and planning boards currently considering redevelopment as a means of implementing a planning program.

It includes an examination of what urban renewal is, its relationship to community planning, the role of the planning board, legislation, general assistance, and procedures for redevelopment under The Planning Act which a planning board should follow before applying to the Minister for approval under section 20.

As part of its general planning advisory function, the Community Planning Branch has established a Redevelopment Section to work with municipalities in the formulation of their renewal programs. Enquiries regarding urban renewal should be directed to:

The Director,
Community Planning Branch,
Department of Municipal Affairs,
801 Bay Street,
Toronto, Ontario.


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U R B A N R E N E W A L

P A R T I



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URBAN RENEWAL

Urban renewal is a relatively new term that is being used increasingly in the planning field. Broadly, urban renewal may be described as the total of all co-ordinated public and private action which must be taken to provide for continuous sound maintenance and development of the built-up area. Usage of the term has grown as councils and planning boards have extended their attention to include not only problems associated with new developments on the fringes of the urban areas, but also to problems inherent in the built-up areas. Urban renewal is an attempt to correct some of the errors of the past, to prevent continuation of these errors, and to renew the urban core as a place in which people may live, work and play within a physical and social environment planned to meet their needs.

Some authorities treat urban renewal as a special program. This has originated in the United States because of legislative provision for an urban renewal program as a special program designed to attack and eliminate sub-standard housing. In Ontario, urban renewal does not have this direct legislative connotation and, hence, is much broader in its possible application.

Urban renewal may be described as taking three basic forms, all of which are rooted in a sound planning program for the community:-

- Conservation - the prevention of deterioration in presently sound areas of the community through effective municipal housekeeping practices and stringent enforcement of intelligent development controls;
- Rehabilitation - the repair and raising of standards in basically sound areas; and
- Redevelopment - the acquisition, clearance and re-use of unsound areas.

These forms apply to the whole community and all of its land uses. In Ontario, the planning board advises council on development policy. Such policy deals with all development and all land uses and is concerned with minimum standards for physical environment. Council implements its development policy - normally expressed in official form through the official plan - through a variety of measures including:

- zoning,
- subdivision control,
- public works, and
- special projects: redevelopment,
rehabilitation.

The above pattern of implementation contains all of the necessary ingredients for an active renewal program, provided each is dealt with effectively through a capital budget program, adequate administration and an active community relations program. In the normal pursuit of its duties as set out in section 10 of The Planning Act, a planning board will inevitably be concerned with these matters.

In its regular continuing studies, the planning board will examine the planning area and recommend to council appropriate treatment for given problems. Such treatment may include review, amendment and enforcement of minimum standard by-laws affecting the occupancy and maintenance of buildings in residential areas, re-organization and the repair of buildings and areas, or complete clearance and re-use of an area.

Because of the growing urgency in dealing with redevelopment problems and because of the usually high costs involved and the necessity to make long-range decisions on the re-use of cleared areas, special emphasis on urban renewal studies is sometimes desirable. An urban renewal study is a part of the community's overall planning studies, but with emphasis upon neighbourhoods and the condition of the housing stock. Obviously, neighbourhoods and housing stock cannot be considered outside of the broader context of general land use, traffic patterns, public works, economic changes and the like. Such studies, in Ontario, are, therefore, considered to be a normal part of the planning board's function. Since, in some cases, redevelopment involves housing and may be eligible for financial assistance from the Federal Government, special financial assistance is also allowed by the Federal Government under the National Housing Act, 1954, for sharing in the estimated cost of urban renewal studies. The results of any such study would, of course, eventually be incorporated in the official plan. The procedures and requirements for applying for Federal financial assistance in urban renewal studies are explained in Part III of this volume.

The actual implementation of recommended programs will involve a variety of public and private agencies, including various departments of Government at all three levels, private business concerns, local community groups, churches, service clubs, ratepayers' organizations and others.

Advisory Service

The Community Planning Branch offers assistance to councils and planning boards and their interested agents on all aspects of urban renewal programs. This service includes:

- ... up-to-date information on assistance available from both public and private sources;
- ... interpretation and general information on urban renewal and its components -- conservation, rehabilitation and redevelopment;
- ... information on urban renewal activities throughout Ontario, Canada and other countries; and
- ... assistance in organizing and conducting renewal studies, assistance in the preparation of reports, and assistance in fulfilling the requirements of the Minister prior to approval under section 20 of The Planning Act.

C O N S E R V A T I O N

R E H A B I L I T A T I O N

P A R T II

CONSERVATION AND REHABILITATION

This part of the notes is concerned with two of the three principal forms that urban renewal assumes - conservation and rehabilitation. It should be noted again that all three - conservation, rehabilitation and redevelopment - are a part of the normal process of urban development and, at the same time, are also normal aids in the implementation of planning programs. In the past, however, there has been a tendency to make use of these aids in an unrelated fashion. It is the general purpose of this publication to stress the importance of co-ordinating conservation, rehabilitation and redevelopment measures to ensure the sound maintenance and development of the urban community. In special circumstances such as a long dormant enforcement program, a planning program may lay particular emphasis on enforcement. Where a municipality has not reviewed its by-laws of minimum standards of occupancy and maintenance of buildings or kept pace with the needed administrative changes to enforce those by-laws, considerable emphasis upon both by-laws and their administration may be required. On the other hand, where an urban community has, for various reasons, permitted the decline of certain areas to a state where major structural changes are required, stress may have to be placed upon rehabilitation and redevelopment schemes.

At present, there is a growing interest in Ontario in the use of a comprehensive and co-ordinated conservation and rehabilitation program. Considerable work has been done and is being done in the United States with enforcement and improvement programs. As experience accumulates, therefore, the relative importance of conservation and rehabilitation programs will be seen more clearly and guidance and assistance to planning boards and councils on these two forms will be modified and increased accordingly.

The implementation of community planning programs touches upon all of the various uses of land, but residential uses, particularly in older areas, have frequently received less than the necessary share of attention. A direct result of this inattention, particularly in the larger urban centres, has been blight and concern over the prevention and removal of blight. Concern on the part of a wide variety of agencies is reflected, both here and abroad, in the urban renewal movement generally, and in urban renewal and redevelopment studies, and projects in particular. The rate of decline of certain residential areas, the inability to cope with obsolescence, the population potential in the next 25 years, the high cost of redevelopment and the intangible but equally high social cost of blight, all combine to point up the vital need for preventive measures and the raising of standards.

In Ontario, at present, the major implementing controls serving indirectly to prevent blight in the community, particularly in residential areas, centre around the subdivision of land, the use of land, building quality, and health and safety. However, little, if any, comprehensive control has been aimed directly at the maintenance and occupancy of existing dwellings, old or comparatively new. Lack of maintenance, both interior and exterior, and the overcrowding of dwellings, are both cause and effect in the blighting process. Until these factors are taken into account in an overall program aimed at the prevention of blight, there can be little hope of long-range success.

Some cities in Ontario have, from time to time - and as early as 1935 in the

case of one - taken the necessary steps through the Provincial Legislature to obtain authority for the regulation of the maintenance and occupancy of dwellings.

The results, successful or otherwise, of these individual efforts are not known with any degree of certainty. A quick review of existing by-laws dealing with minimum standards reveals a general tendency for one to copy and elaborate on another. The problems of administration and enforcement do not, at first glance, appear to have been thoroughly explored.

A - Conservation

Conservation is the prevention of deterioration in presently sound areas of the community through effective municipal housekeeping practices and stringent enforcement of intelligent development controls.

The conservation of housing stock, either a dwelling or a physical area known as a neighbourhood, means maintaining a minimum standard of housing over the useful life of the building and obtaining a maximum of healthy usage during that period. Preservation, with which conservation can easily be confused, is more directly related to prolonging the life of a building, mainly for historical purposes.

Many attempts have been made in the past to improve the use and appearance of dwellings, but nearly all of these depended, and still do depend, upon the collective voluntary action of many people. It has been found that the conservation approach to urban renewal is more successful on a neighbourhood rather than on an individual building basis.

The lack of neighbourhood maintenance is frequently due to a lack of detailed information of the area and of the individual buildings within it. Without detailed information, a program of neighbourhood maintenance and development cannot be intelligently planned and implemented, nor can the individual owner be encouraged to maintain his own property with any confidence.

In Ontario, The Planning Act provides the basic tool for neighbourhood study, analysis and planning, through the official plan. Planning boards, which are advisory to councils, are empowered and required to conduct surveys and studies of a social, physical and economic nature. While this applies to an entire community, it applies equally to planning units within the community, and planning boards should have a sound knowledge of housing conditions in the community at all times, so that programs of maintenance can be prepared and acted upon. Such programs could and should be part of the text of the official plan.

Under provisions of the National Housing Act, financial assistance is available for studies. A number of studies, generally known as urban renewal studies, relating to housing conditions have been conducted in the major cities in Canada. These studies are planning studies with an emphasis on the residential content of the community. While the studies originally were closely related to the identification of slum areas and to drastic programs of acquisition and clearance, the current trend is to undertake such studies to assist in preparation of conservation and rehabilitation programs. (See Appendix "D")

Standards for maintenance and occupancy, along with public works, park and recreational programs and special projects, play an important part in the implementation of a planning program. If a planning board is to develop a successful planning program, maintenance and occupancy standards must be considered in relation to standards concerning the subdivision of land, land use, buildings, health etc. The administration and enforcement of such standards is, of course, the responsibility of departments and agencies other than the planning board, such as the building inspector, medical officer of health, zoning administrator, local housing authority, and so on.

To be effective as a planning aid, by-laws of minimum standards of occupancy and maintenance of buildings must be:-

- adequately related to current needs; (Review and amendment is a continuous process and one in which a planning board should take an active interest.)
- understood and accepted by the community as a positive framework of elements to ensure a minimum standard of healthful living;
- adequately understood by and co-ordinated through the various agents responsible for their enforcement; and
- firmly and fairly enforced.

B - Rehabilitation

Rehabilitation is an operation directed toward raising the general environmental standards within an area that has not reached the blighted or re-development stage but rather is in what might be termed a "twilight" stage. A rehabilitation program might also be useful in blighted areas, depending upon the future overall renewal plan.

More research must be done on the value of rehabilitation in improving the overall standards of the community. In the future, it is expected that neighbourhood rehabilitation, or "stabilization" programs, will play a large part in many urban programs in Ontario communities. The success of a rehabilitation program and the attraction of private investment will depend largely upon three basic factors:-

- a sound and enforceable minimum maintenance standards for buildings program;
- the selection of areas for rehabilitation on a broad planning basis; and
- protective measures in terms of traffic control, land use, open space and in general the provision of facilities that will encourage stable residential use of the land.

The repair, modernization and general rehabilitation of buildings is largely a matter for the owner of the building. However, planning boards can assist and encourage owners to maintain their properties by:-

- detailed planning for the organization and redesign of existing areas to protect the owner's investment; (This might mean the closing off of certain streets, the provision of more open space, community buildings, off-street parking and so on.)
- demonstrating to the community what can be done, how much it will cost and how to do it. (This should be undertaken in close co-operation with neighbourhood groups or general community groups such as service clubs, ratepayer's associations and so on.)

R E D E V E L O P M E N T

Function in the Planning Process

Provincial Assistance

Federal Assistance

Local Assistance

REDEVELOPMENT

A - Function in the Planning Process

Redevelopment as defined in The Planning Act means - "the planning or re-planning, design or redesign, resubdivision, clearance, development, re-construction and rehabilitation, or any of them, of a redevelopment area, and the provision of such residential, commercial, industrial, public recreational, institutional, religious, charitable or other uses, buildings, works, improvements or facilities, or spaces therefor, as may be appropriate or necessary".

Section 20 further defines redevelopment area very broadly, to mean "an area within a municipality, the redevelopment of which in the opinion of the council is desirable because of age, dilapidation, overcrowding, faulty arrangement, unsuitability of buildings or for any other reason".

From a planning viewpoint, redevelopment is an implementing aid in the normal planning process.

In its everyday sense, of course, redevelopment takes place wherever rebuilding or change in land use occurs. Much of it has been, is, and will continue to be purely a part of normal private development. It takes only a glance at the number of building permits issued and the type and value of construction - or reconstruction - going on in any older established urban community to see the relative importance of this rebuilding process in shaping the future community. Older dwellings **are** razed to make way for commercial or industrial buildings or perhaps for apartment houses. Commercial or industrial buildings are torn down and replaced by more modern functional structures.

The redevelopment provisions of The Planning Act offer a municipality the advantage of redevelopment within the broad framework of its development policy. This does not include private action, but it can ensure that where private action takes place, it takes place in what is deemed to be the best interests of the community. Section 20 of the Act also gives a municipality the power of expropriation for a variety of redevelopment purposes. This means that a municipality is able to re-develop relatively large and costly areas as an integrated whole rather than attempting to develop a scheme on a piecemeal basis. The Planning Act allows the Provincial Government to assist in the financing of such projects, under certain conditions, and the National Housing Act, 1954, also contains similar provisions.

Redevelopment by public authority or the use of expropriation must be justified by virtue of the public interest involved. Justification for the use of section 20 of The Planning Act may be for a number of reasons. It may be used because, in the public interest:

- a street needs to be widened,
- a street needs to be created or extended,

- open space is required,
- public buildings must be constructed,
- a greater financial return is anticipated with new uses,
- a certain area needs revitalizing, or
- sub-standard housing must be removed.

In all but the last-mentioned, it is the future use that is the deciding factor as to whether redevelopment is the most appropriate treatment. In the case of sub-standard housing, the need for immediate removal of bad housing conditions is itself justification for public action. This, of course, does not obviate the necessity of furnishing an intelligent answer to the question of how the area is to be used when cleared. It does mean, though, that in the case of sub-standard housing, clearance as well as re-use is a positive step. Should the problem of sub-standard housing be highly acute, it may be desirable to take immediate action on clearance and develop plans for re-use as clearance takes place. Special care should be taken, however, to ensure that re-use plans are developed on the basis of the needs of the entire urban community, including the metropolitan or joint planning area.

It should be clearly noted, therefore, that redevelopment is not limited to plan clearance. Not so long ago, redevelopment was considered almost exclusively in terms of the elimination of sub-standard dwellings and the substitution of more acceptable housing for the people involved. Now it is generally recognized that the principles of redevelopment are equally applicable to industrial and commercial areas. In contrast to earlier thinking, it is now widely accepted that part or all of a residential area being redeveloped might be converted to commercial or industrial use. This should only be done, of course, where the overall planning program of the community indicates that such a change in land use is desirable.

Worthy of special mention is the fact that section 20 specifically provides for resubdivision. This enables municipalities with undeveloped areas subdivided decades ago to effect resubdivision in conformity with modern standards and to ensure the integration of land use and street pattern with those of the community.

As emphasized at the beginning of this section, redevelopment must be treated as an integral part of urban renewal and of the community's planning program if it is to achieve its maximum success. Section 20 of the Act reflects this fact in providing that the designation of a redevelopment area by the council of a municipality is only possible where there is an official plan. (The approval of the Minister of Municipal Affairs is also required, of course.) An effective official plan for an urban community having any areas exhibiting signs of deterioration will identify such areas and contain proposals for remedial action. This should ensure, so far as possible, that any redevelopment proposals take into account the best future use of the area concerned,

the relocation of present residents, and the integration of the area into the pattern of roads and municipal utility services for the area. It should also provide for complementary measures, including rehabilitation and urban conservation, to guard against public and private investments of money and effort in redevelopment projects being partly nullified by deterioration of adjacent areas.

The recognition of the need for treating redevelopment projects as part of the planning program for the community is further reinforced by the provision of section 20 (6) that no redevelopment plan shall be approved by the Municipal Board unless it conforms with the official plan.

Councils and planning boards are urged to contact the Community Planning Branch whenever redevelopment is contemplated as being a part of the community's planning program. As the program develops, other agencies such as Central Mortgage and Housing Corporation and the Housing Branch, Department of Commerce and Development, as they may be affected, may be contacted.

SUMMARY OF AIDS FOR REDEVELOPMENT

The following is a summary of assistance and authority that is available to a municipality considering the use of redevelopment. Extracts from the legislation involved are included in the appendices at the back of this publication:

B - Provincial Legislation and Assistance

(a) The Planning Act

The principal redevelopment legislation in force in Ontario is section 20 of The Planning Act. These redevelopment provisions were originally introduced into the Act by amendment in 1952 and were again amended in 1953, 1954, and 1960. The latter amendment clarified the municipality's position with regard to the repair, rehabilitation or improvement of buildings within a redevelopment area. Sections 20 to 25 inclusive, as amended, appear as an appendix to these Notes.

Briefly, section 20 authorizes the councils of cities, towns, villages, townships and improvement districts:

- (i) Where there is an official plan in force, to designate by by-law, with the approval of the Minister of Municipal Affairs, an area within the municipality as a redevelopment area;
- (ii) Within a redevelopment area, and with the approval of the Minister of Municipal Affairs to:

acquire land within the redevelopment area,

hold land acquired before or after the passing of the by-law within the redevelopment area, and clear, grade, or otherwise prepare the land for redevelopment.

- (iii) To adopt by by-law, subject to the approval of the Ontario Municipal Board, a redevelopment plan for the redevelopment area;
- (iv) For the purpose of carrying out the redevelopment plan, with the approval of the Minister of Municipal Affairs, to:

construct, repair, rehabilitate, or improve buildings on land acquired or held by the municipality in the redevelopment area in conformity with the redevelopment plan and to sell, lease, or otherwise to dispose of any such buildings and associated land;

to sell, lease, or otherwise dispose of any land acquired or held by it in the redevelopment area to any person or governmental authority for use in conformity with the redevelopment plan.

Sections 21 and 22 authorize the councils of cities, towns, villages, and townships and improvement districts:

- s. 21 - with the approval of the Minister to enter into agreements with any government authority to carry out studies of physical conditions in the municipality.
- s. 22 - to enter into agreements with the Minister for financial assistance in redevelopment projects.

Redevelopment as defined in The Planning Act - means the planning or re-planning, design or redesign, resubdivision, clearance, redevelopment, reconstruction and rehabilitation of a redevelopment area. It will be seen from the above and from the complete definition on page 7 that it is sufficiently broad in meaning that few, if any, conditions of physical deterioration in a community neighbourhood are excluded. It is difficult to conceive of any Ontario municipality being hampered in any reasonable efforts to bring about redevelopment within its boundaries by virtue of this definition being too narrow.

(b) The Housing Development Act

Under this Act, "building development" is defined to include, among other things, a plan for the redevelopment of land devoted to urban uses designed to increase and improve the housing accommodation thereon. A number of references to building development are contained within The Housing Development Act. Sections of the Act in which these references are found are reproduced in Appendix "E".

Section 6 of the Act authorizes the Province to join with the Federal Government in the development of public housing projects. The projects are of two basic types:

- (i) The construction of houses for rent to families within certain income ranges. These projects are owned jointly by the Federal-Provincial Governments, but are managed by a local housing authority.
- (ii) The assembly, servicing and subdivision of land into residential building lots for purchase by prospective home owners.

Where redevelopment involves the dislocation of families, which it frequently will, the availability of a public housing program such as that of the Federal-Provincial partners outlined above is of vital importance.

It will be understood that The Housing Development Act is essentially legislation designed to increase the stock and improve the quality of housing accommodation in the Province and, therefore, it is not surprising that the redevelopment provisions of this Act are limited to operations that contribute to this purpose.

Complete information on Federal-Provincial housing and land assembly projects is available on request from the Director, the Housing Branch, Department of Commerce and Development, 454 University Avenue, Toronto.

C - Federal Assistance

Provision for Federal assistance in urban renewal is contained in Parts III, IV, V, and VI of the National Housing Act, 1954.

(a) Redevelopment

Section 23 of Part III of the National Housing Act is concerned with measures to "assist in the clearance, replanning, rehabilitation and modernization of blighted or substandard areas in any municipality".

Federal assistance is available for a share of the cost of acquiring and clearing a redevelopment site. This assistance is subject to certain broad considerations.

The National Housing Act, 1954, authorizes the Federal Government, at the discretion of the Federal Minister of Public Works to contribute up to one half of the cost to the municipality of acquiring and clearing a redevelopment site. Before any application for such assistance is approved by the Federal Minister, the following conditions must be met:

- the municipality must have an official plan approved by the Provincial Minister of Municipal Affairs under The Planning Act.

- the area slated for redevelopment must be designated as a redevelopment area and approved by the Provincial Minister under subsection 2, section 20, of The Planning Act... When an area has been designated and approved by the Provincial Minister, the municipality may request Provincial approval under subsection 3, to acquire, hold and prepare the land for redevelopment.
- the area must either before redevelopment contain a substantial proportion of substandard housing, or it must contain a substantial proportion of new housing after redevelopment. (The area to be redeveloped is not restricted to residential re-use.)
- a workable plan for the relocation of any families dispossessed from the area as a result of redevelopment must be prepared to the satisfaction of the Federal Minister. Alternative accommodation for the dispossessed families may be provided under other provisions for housing contained elsewhere in the National Housing Act, e.g. it would be possible to develop a Federal-Provincial rental housing project either on the redevelopment site or elsewhere, depending upon the future use of the area.

When a municipality has satisfied the Provincial Minister under the terms of section 20 of The Planning Act, and the Federal Minister on the condition outlined above, agreements may then be entered into by the Federal Government and the municipality, and by the Province and the municipality, in order to acquire the land. These agreements would contain:

- estimates of costs;
- assurance that the municipality will acquire and clear the area;
- assurance that the redevelopment of the area will be in accordance with an official plan;
- the terms and conditions of eventual disposal of the area or any part of it;
- a schedule of Federal contributions,
- provision for the sharing of revenue or proceeds from the redevelopment site between the municipality, the Provincial Government and the Federal Government; (sharing of proceeds and revenue will be in the same proportions as the sharing of the cost of acquiring and clearing) and
- other items that may be deemed necessary include joint title to the cleared site to protect the Federal and Provincial Ministers' rights of recovery. This possibility is directly related to the sharing of revenue or proceeds.

(b) Rehabilitation

Of special interest in the development of a conservation and rehabilitation program are Parts IV and VI of the National Housing Act. Part IV authorizes the Federal Government to guarantee loans made by banks for purposes of improving homes. The maximum amount of the loan available for one-family dwellings is \$4,000 and for multi-family dwellings \$4,000 for the first unit and an additional \$1,500 for every other unit. The uses to which this money can be put in improving the home are generous and broad. Part VI allows for acquisition, conversion or enforcement in conjunction with the Provinces. For further information regarding these parts of the Act, any local branch bank or office of Central Mortgage and Housing Corporation may be contacted.

(c) Urban Renewal Studies

Part V of the National Housing Act is of particular interest to planning boards contemplating detailed studies either prior to the designation of a redevelopment area under section 20 of The Planning Act, or to application to the Federal Minister for assistance under section 23 of the National Housing Act, 1954. Briefly, section 33 of Part V permits the Federal Government to grant up to 75% of the estimated cost of overall studies, provided the approval of the government of the province is obtained, and 50% of the estimated cost of detailed specific area studies.

Studies currently being undertaken are on a metropolitan basis. In such cases, the central city generally pays the local share (25% of the estimated cost of the study), but enlists the official co-operation of all municipalities comprising the urban area. In view of the important relation between downtown and suburb, the area is generally quite large, extending into the undeveloped portions of suburban municipalities.

In Ontario, approval for a municipality to make arrangements for financial assistance for urban renewal studies with the Federal Government is contained in section 21 of The Planning Act and is expressed through a Provincial order-in-council on condition that the study be generally assisted through a joint committee composed of representatives of the municipality, the Ontario Department of Municipal Affairs and Central Mortgage and Housing Corporation.

The Province has a specific interest in all aspects of an urban renewal study. The implementation of study recommendations will necessitate the use of Provincial legislation, and, in some instances, approval of various Provincial Ministers and of the Ontario Municipal Board. A joint committee following the study throughout its life will greatly assist implementation through a thorough knowledge, at the provincial level, of the background and objectives of the study and of the problems involved. This is particularly important where redevelopment and the use of sections 20 and 22 is contemplated.

The establishment of the joint advisory committee is made concurrent with the forwarding of the order-in-council to the municipality.

The committee is composed of representatives from the Community Planning Branch of the Department of Municipal Affairs, Central Mortgage and Housing Corporation's regional and local offices, and the municipality. Alternatives may be named. Usually, the committee consists of two municipal representatives, two Central Mortgage and Housing Corporation representatives and two from the Ontario Department of Municipal Affairs. Chairmanship of the committee is usually assumed by either CMHC or the Province. In addition, the planning director for the municipality also attends committee meetings.

The purpose of the joint committee is to assist and guide the study generally through its life and, specifically, to take any necessary action to ensure that the report attains its objectives. They receive, on behalf of the representative levels of government, the final report.

In achieving the above purposes, the committee may:

- hold regular meetings;
- receive and review progress reports;
- advise on progress payments between CMHC and the municipality;
- enlist the assistance and advice of any person or agency whose attendance at a committee meeting is thought to be helpful to the progress and quality of the report;
- formulate policy in regard to publicity and public relations; and
- undertake such other matters as the committee deems necessary to help the study achieve its objectives.

The committees generally hold regular monthly meetings unless it is agreed by the committee that more or less meetings are necessary. Each meeting held is recorded in minute form and the minutes are kept by a secretary appointed at the first meeting.

The general procedure for enquiring about an urban renewal study and subsequent application is as follows:

- contact Community Planning Branch;
- assistance by the Branch in preparing application (see Appendices A and B) for
 - Provincial approval;
 - Federal assistance;
- submission of application to Provincial Minister in duplicate. The municipal clerk may do this if desired;
- Provincial approval;
- application forwarded, with the Provincial order-in-council, to CMHC - copy of order-in-council forwarded to municipality;
- establishment of joint committee and first meeting; and
- execution of agreement between CMHC and municipality.

Extracts from the Federal Legislation will be found at the back of this publication. (See Appendix "E")

D - Local Assistance

At the local level a variety of assistance is available to the planning board in its studies regarding urban renewal programs. The following are suggested sources of assistance which may be found in any municipality regardless of its size, character or location. In studying and preparing reports on urban renewal, planning boards are urged to involve as many local people as possible.

(a) Legislation

There is a variety of legislation which is useful in the implementation of an urban renewal program. This legislation is available through the various Provincial statutes that confer certain powers on municipalities. A major source, of course, would be the various sections of The Municipal Act.

(b) General and Advisory Assistance

(i) Municipal departments and local boards including - building inspection, sanitation, health and welfare, zoning, fire and police, assessment and a housing authority (where established).

(ii) Others:-

private health and welfare agencies;
church organizations;
service clubs;
chambers of commerce;
private industry;
retail business;
institutions;
press, radio, television;
ratepayer groups; and
professional groups.

Urban renewal is not an activity that is undertaken in a vacuum, but is one in which the entire community has a vital concern. On this concern depends the success or failure of the program.

R E D E V E L O P M E N T P R O C E D U R E S

Planning and Urban Renewal Studies

Identification of Redevelopment Areas

Preliminary Discussions

Detailed Studies

Designation Under Section 20

Redevelopment Plan

REDEVELOPMENT PROCEDURES

In applying to the Provincial Minister for approval of redevelopment by-laws and a designation of a redevelopment area under Section 20 of The Planning Act, the following procedures have been suggested for a planning board to follow in undertaking a redevelopment project. The steps are as follows:-

- (A) planning studies; adoption and approval of an official plan;
- (B) identification of areas requiring redevelopment;
- (C) preliminary discussions with interested agencies;
- (D) detailed studies of selected area or areas;
- (E) designation under section 20 of The Planning Act and application for Minister's approval; and
- (F) preparation of redevelopment plan, adoption by council and Municipal Board approval.

As previously pointed out, assistance in the form of general guidance and an advisory service on urban renewal is available at all times from the Community Planning Branch. A municipal council or a planning board should not hesitate to call on the Branch during any of the stages outlined above as specific questions arise.

As the program develops, representatives from appropriate agencies dealing with special aspects can be called upon for additional assistance.

A - Planning Studies

(i) Where no official plan is in effect:

If a municipality becomes interested in redevelopment, perhaps due to a blighted residential area or to publicity as to what redevelopment can do to implement a specific project, and if the municipality does not have an official plan, its first steps will be to undertake the necessary studies to produce an official plan.

The possibilities of using redevelopment as a means of implementation will be considered in developing the official plan. In its studies, the planning board will consider the most appropriate uses of land. They will consider also areas that are uneconomical or blighted, or areas that are no longer used for any productive purpose (such as undeveloped substandard subdivisions) that may be ready for redevelopment. As declining or blighted residential areas frequently fall into this class, a sound knowledge of housing conditions in the community should form an essential part of the planning board's studies.

(ii) Where an official plan is in effect:

When a municipality has a comprehensive official plan covering its planning area, it has already taken the first major step. The official plan may or may not indicate areas which, at the time of study, appeared to require redevelopment as the most suitable approach in implementing certain phases of the plan. If the official plan does indicate such areas, then, a municipality is ready to move on to the second step.

If, however, redevelopment areas are not a part of the official plan, then the municipality, through the planning board, will prepare further studies to supplement the plan by an amendment and direct these studies toward redevelopment areas - but, it should be clearly noted that redevelopment areas are not sought out for their own sake. They will appear as the planning studies become more and more detailed. For example, proposed major streets and roads, as indicated on the official plan, may cut through existing residential or commercial areas, and to implement the program, such areas might be dealt with as redevelopment areas. Again, in anticipating and guiding community growth and change, a present sub-standard residential area may be projected for continued residential purposes, but of a higher standard; on the other hand, the same area may appear more suitable for commercial, industrial or other use in the immediate future. Such areas are often best dealt with by redevelopment since redevelopment greatly foreshortens the dimension of time in the re-use process. The official plan, therefore, will state the policy for redevelopment in terms of both time and space.

At this stage a municipality may wish to pursue the possibilities of financial assistance from the Federal Government for a community-wide urban renewal study. If so, Part III of the manual (Federal Assistance, Urban Renewal Studies) should be read carefully.

B - Identification of Redevelopment Areas

When general planning studies, either leading up to an official plan or supplementing it, have been completed, areas that are affected by anticipated changes in use will stand out. Among these areas will be those where redevelopment will be the most effective implementing aid, bearing in mind that the ultimate use may be for open space, shopping, parking, industry, housing, highways, etc. and may be functionally different from the original use. It is at this stage that the municipality will decide which program or project involving redevelopment has priority over other programs, and which of the areas for redevelopment will receive priority and more detailed study and treatment.

C - Preliminary Discussions

Assuming that redevelopment is found to be the necessary and desirable instrument to implement specific planning programs, preliminary discussions should be held with all possibly interested agencies, at the Federal, Provincial and local level. At the latter level would be such agencies as school boards, utilities boards, parks boards and the like.

In the event that assistance may be requested from the Provincial and Federal Governments, Central Mortgage and Housing Corporation and this Department should be parties to any preliminary discussion. There are now provisions under section 22 of The Planning Act for financial assistance by the Province in certain redevelopment projects. In addition there are two major forms of financial assistance for redevelopment provided for under the National Housing Act, 1954:-

- (i) Assistance is available in the form of grants for reducing the cost of conducting detailed redevelopment studies. A condition of this assistance, according to section 33(1)(h) of the National Housing Act, 1954, is approval by the government of the province, (section 21 of The Planning Act), and the studies are to be conducted by the local community through the planning board.
- (ii) Assistance is also available toward reducing the cost of acquiring and clearing an area for redevelopment (section 22 of The Planning Act and section 23 of the National Housing Act, 1954), providing, among other things, that the area will be developed after clearance in accordance with section 20 of The Planning Act.

Further assistance is available in the form of joint Federal-Provincial housing projects. These projects are authorized under section 6 of The Housing Development Act of Ontario and section 36 of the National Housing Act, 1954. Such assistance is valuable for relocation purposes where redevelopment areas involve housing. This phase of the operation would be dealt with in greater detail (see D - "Detailed Studies") when and if the relocation of residents is a factor. Should a Federal-Provincial housing project seem to be a part of a relocation program, assistance from the Housing Branch of the Department of Commerce and Development is available.

At the preliminary discussion stage, the community should turn its attention also to the use of community groups, churches, social agencies, and the like, that are valuable in supporting redevelopment and interpreting redevelopment programs to the public, particularly where the redevelopment of residential areas is concerned. All meetings at this point would also, of course, include representation from the planning board and council.

D - Detailed Studies of Selected Area or Areas

Following preliminary discussions with interested agencies and based upon the identification of redevelopment areas resulting from general planning studies, the next step is to embark on detailed studies of specific areas. The material gathered in the studies undertaken at this point will form the basis of a report by the planning board to council on the redevelopment areas and proposals for implementation. The report will in turn form a basis for applying for the Minister's approval of the designation of a redevelopment area under section 20 of The Planning Act. It will also serve as a basis for making application for assistance under section 22 of The Planning Act and section 23 of the National Housing Act, 1954, should that be necessary and desirable.

In conducting detailed studies of the area or areas, the following headings are offered as general guides. The purpose of detailed studies is to analyze the existing conditions within the area and the conditions on which the municipality will base its proposals. The studies should include information on:-

(i) Land

- (a) area-
 - boundaries;
 - acres;
- (b) history-
 - past;
 - present;
 - overall trends in land use, population characteristics, and function within the area and in relation to trends in adjacent areas;
- (c) existing land use;
- (d) properties and ownership;
- (e) topography and soils;
- (f) natural or artificial features; and
- (g) physical or geographic relation of area to adjacent areas and to community, and to the official plan.

A detailed analysis of the site should be plotted on an "existing features" map of at least 500' - 1" scale and preferably larger, and be accompanied by graphic or written material. A site plan showing the relationship of site to community can be of a smaller scale. Residential use should show the extent of single-family, multiple-family, row housing and so on. Commercial and industrial uses should indicate the type of operation.

(ii) Buildings

- (a) number;
- (b) age, condition and lot acreage; and
- (c) use and type:-
 - industrial,
 - commercial,
 - institutional, or
 - housing:- single, multiple, row, rooming, etc.

All building conditions should be rated according to a scale of values. This may be done on a "good", "fair", and "poor" basis, but, if so, a statement should accompany the rating showing how the values were arrived at. There are several systems, varying in elaborateness, for rating buildings on a point basis. The American Public Health Association, for example, have an elaborate system, while the Urban Renewal Report of the City of Toronto Planning Board has a more simplified rating. The rating should include both interior as well as exterior condition.

(iii) Services

- (a) water,
- (b) sewers,
- (c) roads,
- (d) hydro,
- (e) education,
- (f) social welfare, and
- (g) recreation.

Services should be shown on an "existing features" map. Extent of social welfare service may be expressed in costs relative to other residential areas in the community.

(iv) Finance

- (a) assessment,
- (b) revenue (tax yield), and
- (c) current real estate transactions.

(v) Social

- (a) population:- number, age and sex;
- (b) ethnic origin;
- (c) families and family size, persons per habitable room and population density;
- (d) incomes:- levels and sources;
- (e) shelter costs; rent, mortgage (and tax), heat, etc.;
- (f) attitudes towards relocation;
- (g) occupation and place of work;
- (h) length of residence; and
- (i) owners and tenants.

(vi) Re-use Proposals

- (a) future use of land;

- (b) features to be retained and reasons for retention;
- (c) development phasing in both space and time including layout sketches;
- (d) costs:- survey, planning, legal, demolition, etc.;
- (e) financing of development;
- (f) eventual disposal;
- (g) acquisition of land: - method;
- (h) relocation for residents plan (when residential areas are affected), e.g. available supply of alternate housing and costs and/or public housing proposals;
- (i) legislation involved and agreements, if any; and
- (j) services.

In preparing the above information, the municipality may request assistance from the Community Planning Branch on any or all of the above six major headings. Early requests for assistance will minimize any possible delay in recommending an application for the approval of the designation of an area for redevelopment purposes.

E - Designation Under Section 20 of The Planning Act

With the completion of the required detailed studies, council may pass a by-law designating the area as a redevelopment area, and application to the Minister of Municipal Affairs for approval of this action may be made. The reason for careful consideration of all of the steps up to this point will now become apparent. The municipality will by this time clearly understand the relative position of redevelopment in its overall planning process; it will gain the greatest benefit from redevelopment; it will carefully have studied all possible alternatives, consulted various authorities and finally developed a proposal in conformity with its official plan that is soundly based in terms of knowledge, fairness to the community and economic feasibility.

F - Formal Proposals - Redevelopment Plan - Adoption and Approval

When the Minister has approved the designation of the area for redevelopment under section 20 of The Planning Act, the municipality may complete and adopt by by-law a redevelopment plan of the area which will include general proposals, maps and text and may include an overall program for dealing with the prevention of blight in the community if the scheme is concerned primarily with the redevelopment for blighted areas. Application then may be made to the Ontario Municipal Board under section 20(5) of The Planning Act for

approval of the plan. If the plan includes assistance under the terms of The Planning Act and the National Housing Act, 1954, the proposal following adoption of the plan by council and approval by the Municipal Board may then be forwarded to the Provincial Minister and the Federal Minister of Public Works, through Central Mortgage and Housing Corporation, for approval regarding Provincial and Federal assistance under section 22 of The Planning Act, and section 23 of the National Housing Act, 1954. It will be noted, of course, that reasonable assurance or approval in principle of Provincial and Federal assistance will have been obtained during the preliminary discussion stage. If during the preliminary discussion stage, it is decided to interest private developers in sponsoring the scheme, the municipality may now publish its requirements and invite tenders for implementation.

SPECIAL PROBLEMS

- Relocation

PART V

SPECIAL PROBLEMS

An active and successful urban renewal program depends to a large extent upon a well organized and workable relocation scheme. Although redevelopment projects may take place in any land-use area, they will frequently affect residential areas and the implementation of such projects will dislocate families. A workable by-law enforcement and rehabilitation scheme will also affect residential areas and in reducing overcrowding will dislocate further families.

The families that are dislocated as a result of such programs will vary in their income characteristics, their size and their attitudes toward relocation. Some families will be able to relocate themselves with a minimum of difficulty. Other families will not. Still others will be in an economic position that prevents them from finding alternative accommodation in the community at rents and prices they can afford.

It will be seen that underlying a workable relocation scheme is an adequate supply of suitable alternative accommodation. This should be in the form of both houses for purchase and houses for rent. Of great assistance in meeting the problem of an adequate supply of alternative accommodation is the availability of public housing projects of both the rental and land type that have been detailed elsewhere in this publication. Shortage of serviced building lots can be met by the development of a land assembly project. Shortage of rental housing for the lower income groups can be met by a rental housing project.

Together with an adequate supply of housing, there should be a centralized relocation service. In essence, this service would simply consist of an agency to which dislocated families would be referred for general assistance in relocating. The service might offer the following:-

guidance as to the availability of existing private rental and houses for sale in the community; (Such guidance can be given with the assistance and co-operation of the local real estate concerns.)

guidance and information on the details of home ownership, financing and related problems;

assistance in locating private rentals and houses for sale; and

allocation of public housing units to eligible families. Thus, in the event of the public housing project, a Federal-Provincial renewal project would be done in co-operation with the local housing authority. Where a senior citizens' project is involved, the relocation agency would work in close co-operation with the appropriate limited dividend housing company.

When a redevelopment project comes into being, additional studies and surveys will have to be conducted by the relocation agent. This is to determine the exact number of people and families involved, size of the families, their income levels and their wishes regarding relocation. It is important to note that this information must be as up-to-date as possible. The information obtained in earlier studies of the area or areas is useful as a general guide, but because of the time interval will not give an accurate picture.

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Draft Resolution Re: Request for Assistance under
Section 33 (1)(h) of The National Housing Act,
1954, and for Approval thereof of the Government
of Ontario, to carry out an urban renewal study.

WHEREAS there is an urgent need for a general study of urban conditions in and adjacent to the City of _____ (_____), in order to determine the future orderly development of the built-up portion of that area; and

WHEREAS it is provided by section 33, Part V of the National Housing Act, 1954, that Central Mortgage and Housing Corporation may, with the approval of the Governor in Council and the Government of the Province, make arrangements with a municipality to conduct special studies relating to the condition of urban areas, improving housing, to the need for additional housing or for urban redevelopment; and

WHEREAS Central Mortgage and Housing Corporation will advance up to 75% of the estimated cost of such a special study (as described on the attached submission) when it is intended to cover an entire municipality or a metropolitan area, including, for the purposes of this study, _____, _____, _____ (municipalities);

WHEREAS it is estimated that the cost of such a study will be \$ _____ of which amount the _____ would contribute \$ _____; and

WHEREAS it is required under the provisions of section 33 of the National Housing Act, 1954, that an application to Central Mortgage and Housing Corporation for financial aid for such a study be a formal resolution of council defining the objectives of the study, and supported by an itemized estimate of cost, particulars of the technical and other staff required, and written proof of provincial approval; and

WHEREAS section 21 of The Planning Act enables a municipality with the approval of the Minister of Municipal Affairs to enter into an agreement with any government authority for carrying out studies relating to the physical condition of the municipality or part thereof; and therefore, the Council of the Corporation of the _____ resolves as follows:-

1. That the planning board be authorized to prepare and submit, through the clerk of the municipality, to the Minister of Municipal Affairs and to Central Mortgage and Housing Corporation, a detailed submission containing an itemized estimate of the cost of the study along with particulars of the study program;
2. That the urban renewal study be conducted under the immediate supervision of the planning board, in order that it may be related to the official plan of the _____;
3. That the Minister of Municipal Affairs be advised of the _____ intention to make application to Central Mortgage and Housing

Corporation for financial aid to conduct an urban renewal study, and of the nature of this study, and that he be requested to arrange approval to the making of such an application and such a study; and

4. That an application be made to Central Mortgage and Housing Corporation, pursuant to section 33 (1)(h) of the National Housing Act, 1954, for financial aid in the amount of \$_____ for the purpose of conducting an urban renewal study in _____ and that the _____ provide a sum of \$_____. The foregoing amounts represent 75% and 25% of the costs of this survey, the total cost to be \$_____.

Suggested Outline for Accompanying an Application
to the Provincial Minister for Approval, and to
C.M.H.C. for Assistance According to the Provisions
of Section 33 (1)(h) of The National Housing Act, 1954

Note

This outline is for guidance only and should not be construed as a pre-scribed form. Each study will exhibit individual characteristics, and each will vary according to the amount of existing, usable information on record. Therefore, the following headings should be contracted or expanded according to the local circumstances. The primary purpose is to stimulate careful thinking in the development of a program and budget. Any resulting final submission should be sent in duplicate along with the resolution by Council (i.e. Appendix "A") to the Minister of Municipal Affairs.

1. Scope and Purpose

- (a) To make a study of urban conditions in the City of _____ and adjoining suburbs, including the municipalities of _____, _____, and _____:-
 - (i) in accordance with the official plan,
 - (ii) determining the best uses of land relative to each other so that future residential uses may meet the needs of the community,
 - (iii) identifying areas suitable for a renewal program, including:-
 - (a) - conservation,
 - (b) - rehabilitation, and
 - (c) - redevelopment.
 - (iv) preparing recommendations for council action in regard to urban planning in general, and redevelopment in particular; and
 - (v) preparing and issuing facts as the studies proceed in order to promote general understanding and participation by the public.

2. Methods (Indicate which data already exists on record, or, in general, how the data will be assembled during the study.)

- (a) Historical background (social, economic, civic, planning, etc.) of the city (area): through literature, personal contacts, or documentary records.
- (b) Generalized land use study:-
 - (i) visual inspection,
 - (ii) city records, and
 - (iii) existing planning data.

(c) Population data:-

- (i) census data,
- (ii) assessment data, and
- (iii) other sources, i.e. special groups (elderly, minority, etc.).

(d) Building conditions:- (how rated)

- (i) visual inspection - all buildings,
- (ii) assessment ratings, and
- (iii) study ratings "good", "fair", "poor", etc. (selection of criteria)

(e) Identification of priority areas:-

detail studies, i.e. priority programs:-

- social survey,
- building condition survey, and,
- land-use.

3. Organization (who directs or supervises study; who does actual work)

(a) Direction of Study:-

- (i) _____ Planning Board,
- (ii) Advisory Committee composed of representatives of City (area),
Department of Municipal Affairs,
Central Mortgage and Housing Corporation,
- to generally guide, advise and receive final report.

(b) Supervision:-

planning director (or whoever else decided upon)

(c) Staff:-

- (i) number - temporary and permanent,
- sources
- (ii) kind - i.e. special aspects of study, and
- (iii) consultants.

(d) Participation by other City Departments or Committee; and official evidence of co-operation when other municipalities are included in study area:-

- (i) buildings,
- (ii) public works,
- (iii) assessment,
- (iv) welfare,
- (v) traffic,
- (vi) police, fire, etc., and
- (vii) housing.

(e) Participation by private agencies and citizen groups:-

- (i) welfare councils and agencies,
- (ii) Community Planning Association of Canada,
- (iii) professional groups, and
- (iv) others.

4. Timing

(a) Commencement of:-

- (i) background studies,
- (ii) assembly of available data,
- (iii) field work,
- (iv) preliminary collation of findings,
- (v) further field work and analysis, and
- (vi) preparation and publication of report.

(b) Total time.

5. Budget

(a) Staff:-

- (i) full time, and
- (ii) part time.

(b) Equipment and supplies,

(c) Travelling expenses,

(d) Consultants,

(e) Publication,

(f) Contingency,

(g) Total.

6. Financing

(a) Total estimated cost:-

- (i) Federal share - 75%
 - Ref: Sec. 33 (1)(h), the National Housing Act, 1954.
- (ii) City (area) share - 25%
 - Member municipality shares.

DRAFT FAMILY AND DWELLING SURVEY FOR REDEVELOPMENT PROJECT

(To be completed for each dwelling and independent household. Vacant dwellings are to be accounted for and indicated as such on the form.) Date: _____ Interviewer: _____

Census Tract _____

Block No. _____

Lot No. _____

Street _____

House No. _____

Apt. No. _____

Phone No. _____

Person Interviewed _____

Address _____

Phone No. _____

1. Household Composition, Occupation and Income

(a) Name of head of household: _____

- (d) - Are there any other people who live here?
 - Write the name of every member.
 - Include all members.
 - Include babies.

(b) Are you the head of the household? Yes _____ No _____

(c) (If No) How are you related to the head of the household? Husband _____ Wife _____
 Other _____

(State if father, mother, son, lodger.)

1. How is this person related to the head of the family? (Head, Son, Wife, Lodger?)

2. How old was this person on his last birthday?

3. Marital status. Is this person married? (Enter Married (M) Single (S) Widow (W) Divorced (D))

4. How long have heads of families lived in this house (apt.)? (Indicate no. of years.)

Occupation - ask only those 16 years and over
 Place of employment or last if unemployed

Income 1960

Income 1961

1.

2.

3.

4.

5.

6.

7.

B - Residence

1. (a) How long has the household lived in this house? (apt.) _____

(b) Where did they live previously? _____

Street. (Get street and closest cross street if in your city, otherwise just city and province.)

Cross Street _____

(c) For how long? _____

2. Is this household satisfied with its present: Accommodation _____

Neighbourhood _____

3. In the event of a redevelopment project being undertaken in this area, what would householder like to do? (rent, purchase, stay in area, move away, etc.)

4. In the event of a rental housing project being built to help relocate households, would this household wish to live in it?

5. What rent do they feel they would pay? \$ _____

20% of family income? yes _____ no _____

C. Ownership

(a) Does the owner live in this dwelling unit?

_____ Yes (Owner occupied)

Monthly Mortgage \$ _____ Taxes \$ _____

_____ No (Tenant occupied)

Monthly Rent \$ _____

(b) (If tenant occupied) In addition to rent, do you pay the following?

	No	Yes	If yes, average amount
Electricity			\$ _____ per month
Fuel (wood, oil, coal)			\$ _____ total for last year
Water			\$ _____ per month
Gas			\$ _____ per month

D. Household Facilities and Equipment

1. Illumination

(a) Does this unit have electric lighting? Yes _____ No _____

(b) (If No) Fill in alternate source of illumination. _____

2. Heat

(a) This dwelling unit is heated by:- Furnace _____
Space Heater _____
Stove _____
Other _____

(b) Fuel used:- Coal _____ Natural Gas _____
Wood _____ Other _____
Oil _____

3. Kitchen

(a) The kitchen in the dwelling unit is private _____
shared _____

(b) The kitchen has running water. Yes _____ No _____

(c) The kitchen has a continuous supply of hot water. Yes _____ No _____

(d) There is piped running water outside this dwelling unit but in the structure. Yes _____ No _____

(e) There is water outside structure but on premises. Yes _____ No _____

4. Toilet

(a) The toilet for dwelling unit is private _____
shared _____
no toilet _____

(b) If toilet shared, where is it located? Inside structure _____
Outside structure _____

(c) How many people, other than immediate household use toilet facilities? _____

(d) What type of toilet is it? Flush toilet _____
 Chemical toilet _____
 Outhouse _____
 Other _____

5. Installed Bath-tubs, Shower, Wash-basin

- (a) There is a bath or shower for the use of this dwelling unit.
 Yes _____ No _____
- (b) There is a bath or shower for this unit's exclusive use inside this dwelling unit. Yes _____ No _____
- (c) The bath or shower is shared with other units inside this structure.
 Yes _____ No _____
- (d) No bath or shower in this dwelling unit. _____
- (e) Face bowl or sink only. _____
- (f) No washing facilities. _____

6. Number and Type of Rooms

(a) <u>Type of Rooms</u>	<u>No.</u>	<u>Primary Use</u>	<u>Secondary Use</u>
Bath-room			
Kitchen			
Living-room			
Dining-room			
1, 2, 3, 4, 5 Bedrooms			
Other			

- (b) Total habitable rooms (excluding bath-room) _____.
- (c) Number of rooms (including bath-rooms) without windows _____.

DRAFT CONDITION OF BUILDING SURVEY
(RESIDENTIAL AND NON-RESIDENTIAL)

Date _____

Census Tract _____ Block No. _____ Lot No. _____

Interviewer _____

Name and Address of
Occupant _____ Apt. No. _____

Phone No. _____

Name and Address of
Owner _____ Apt. No. _____

Phone No. _____

1. Type and Use of Structure

(a) Non-residential: _____ Office _____ Industrial
 _____ Store _____ Institutional _____ Hotel
 _____ or Public
 _____ Entertainment _____ Vacant _____ Other
 (describe)

Major Use _____ Minor Use _____
 No. and Type of units (e.g. offices, shops) _____

(b) Residential: _____ Single Family _____ Rooming House
 _____ Apartment _____ Row _____ Duplex
 _____ Residential _____ Semi-detached _____ Other
 and
 Business

Major Use _____ Minor Use _____

Number of Units _____ Total Number of Occupants _____

Total Number of Rooms Used for Sleeping Purposes _____

2. Basic Features of Building (Residential or Non-residential)

Height: _____ feet
Depth: _____ feet
Width: _____ feet

No. of Storeys: _____
Basement: Yes _____
No _____

3. Site Information

(a) Are there any other buildings on this lot? _____

(If Yes) Describe structure and use. _____

(b) Lot Area: _____ sq. ft. or _____ ft. x _____ ft.
width depth

(c) Access: Walkway: Yes _____ No _____
Driveway: Yes _____ No _____
Other: _____

(d) Yard: Drained: Yes _____ No _____
Maintained: Yes _____ No _____

(e) Animal or Fowl Pens: Yes _____ No _____

(If Yes) Type of animal kept: _____
(fowl, hogs, cows, horses, etc.)

(f) Refuse Storage: Approved: Yes _____ No _____
Backyard burning: Yes _____ No _____
Other: _____

(g) Infestation by rats and other vermin: Yes _____ No _____

(If Yes) Rats _____ Other vermin _____

(h) Street is paved: Yes _____ No _____
has curbs: Yes _____ No _____
has gutter: Yes _____ No _____

(i) Availability of services: Sewers _____ Electricity _____
Water _____ Telephone _____

Remarks: _____

4. Exterior Description of Structure

(a) Cladding (exterior material), Type and State of Repair:

Wood Frame: _____ Stone (M): _____

Metal Frame: _____ Stucco: _____

Brick (M): _____ Composition: _____

(If material is masonry (M), indicate if solid or veneer: _____)

(b) Detailed evaluation of state of repair of exterior of structure:
(Use terms: excellent, good, fair or poor.)

(i) Paint: _____

(ii) Gutters and Downspout: _____

(iii) Roof: _____

(iv) Porches: Front _____ Rear _____

(v) Windows: _____

(vi) Chimneys: _____

(vii) Walls: _____

Remarks: _____

5. Interior Description of Structure: (material and state of repair):

(a) Detailed evaluation of state of repair of material. (Use terms excellent, good, fair or poor.)

(i) Basement: _____

(ii) Floors: _____

(iii) Partitions: _____

(iv) Ceilings: _____

(v) Stairway: Front _____
Rear _____

Remarks: _____

6. Utilities - Deficiencies

(a) Electrical Service: Serious _____ Minor _____ None _____

(b) Plumbing: Serious _____ Minor _____ None _____

(c) Heating: Serious _____ Minor _____ None _____

(If type of heating is central heating, state if heat reaches all units in structure.) Yes _____ No _____

Remarks: _____

7. Living Facilities Contained in Structure

(a) Are living, cooking and sanitary facilities self-contained? _____

(b) Are only living and cooking facilities self-contained? _____

(c) Are only living and sanitary facilities self-contained? _____

(d) Are only living facilities self-contained? _____

- with shared sanitary facilities? _____

- with shared cooking facilities? _____

Remarks: _____

8. Age of Structure

(a) Year Built: _____

(b) Original Use: _____

(c) Converted Uses:

Date	Use from:	Use to:

(d) Major Alterations:

Date	Description

9. Assessment

Building: \$ _____ Land: \$ _____

10. General Remarks on Condition:

INTRODUCTION

When the urban renewal study has been completed, the municipality needs to decide what it should do with respect to the conservation aspects.

In selecting an area for conservation you eliminate from consideration:-

- (1) areas unquestionably good enough to need no renewal treatment, (i.e. stable, well-maintained neighbourhoods); and
- (2) areas that are too far gone for anything but clearance and redevelopment.

You then need to narrow your selection further since, in these in-between areas, there will be a wide variation in the stages of blight. In a conservation area, the deficiencies should not be too severe and the owners must be willing and able to correct them. To select the areas that have good possibilities for conservation, three rules should be followed:-

- (1) Select an area with vitality, (identity, location, character, adaptability and stability). Vitality must be present in the area to begin with.
- (2) Select an area of manageable size; one that a conservation program can be carried out in a reasonable period of time.
- (3) Be sure that the treatment will restore the area to long-term sound condition.

SAMPLE DRAFT FAMILY AND DWELLING FORM FOR
CONSERVATION AREAS

PURPOSE

- (a) to prepare a re-housing plan for displaced households, and to determine need (if any) and amount of public housing;
- (b) to help determine interest in the neighbourhood as a worthwhile place to live;
- (c) to help determine the stability and future life of the neighbourhood; and
- (d) to enlist the co-operation and active assistance of the residents in the proposed rehabilitation-conservation program.

SOURCES OF ASSISTANCE

- (a) Urban Renewal Study,
- (b) 1961 Census of Canada and
 - the housing agency (if any);
 - local realtors
 - Housing Branch, Department of Commerce and Development
 - Central Mortgage and Housing Corporation; or
 - the assessment department.
- (c) Survey team composed of carefully briefed, skilled interviewers who are preferably able to tabulate answers and prepare reports on survey findings are:-
 - social agencies,
 - city welfare department, or
 - Census enumerators.
- (d) Community Planning Branch, Department of Municipal Affairs.

COMMENT

The timing of above surveys is all important. To avoid "over-surveying", estimates of public housing demand might be developed from existing information, gathered from second-hand sources, e.g. 1961 Census, knowledge of local people, assessment department, owner or tenant, etc. A detailed survey in the area can be left until final decisions on demolition and reduction of overcrowding have been reached.

be carried out by Federal-Provincial Housing Partnership at any time. Care should be taken not to be premature in selecting and surveying an area.

Surveys regarding neighbourhood and building rehabilitation, and long-range conservation programs should only be commenced after a definite program has been prepared. Items to be dealt with in preparing the program prior to a survey should include:-

- confidential, informal talks with leading neighbourhood residents, or others directly concerned with some particular aspect of the area;
- a definite physical area as a pilot project or starting point;
- co-ordination of by-laws affecting occupancy, alteration and maintenance of buildings;
- co-ordination of inspection;
- training of inspectors on the aims of the project, and decisions on procedure;
- area-wide publicity pointing up aims and positive aspects of the program;
- training and briefing of social survey team;
- knowledge of similar programs conducted or prepared in comparable, nearby communities, e.g. Windsor, Ottawa, Toronto, Buffalo and Niagara Falls, N.Y.; and
- decision on whether the Social Survey (D-1) should be on a "sample" or "full coverage" basis, or whether pilot area should be fully covered with a sampling of a larger adjacent area.

Much of the material gathered in the Sample Draft Family and Dwelling Survey (Appendix C-1) may be useful in carrying out this survey.

SAMPLE DRAFT FAMILY AND DWELLING FORM FOR
CONSERVATION AREAS

A. See Survey Form C-1, Section A. - Household Composition, Occupation and Income.

B. Length of residence

(a) How long have you lived in this house (apartment)? _____

(b) Where did you live before you moved to this house (apartment)?
Get street and closest cross street if in your town or city;
otherwise just name of city and province.

_____ Street _____ Cross Street

(c) Reasons for moving to this neighbourhood, _____

(d) How long have you lived in this city (town)? _____

(e) Are you buying or renting or do you already own this house? _____

C. Owner's or tenant's attitude to house

(a) Are there any things about this house that you don't like? If yes,
describe. _____

(b) How do you feel about this house?

_____ This house is pretty good the way it is; it needs only a
few minor repairs.

_____ This house is so bad, it should be torn down.

_____ Don't know.

_____ Other

_____ Basically the house is all right but it needs repairs.

(a) When are you going to make these repairs? _____ In a
year or two?
Within five years? _____

(b) Would you be willing to make these repairs now if you could borrow the money and repay it over the next five years?

Yes _____ No _____ Don't know _____

(c) How much have you spent in repairs to date? _____

(c) There are many things that need to be done to keep a house in good condition and to improve it. Which do you consider are the tenant's and which the owner's responsibilities? Enter word "owner" or "tenant" after question in space provided.

- | | |
|---|---|
| 1. Cut grass, trim shrubs _____ | 8. Plant tree in yard _____ |
| 2. Seed lawn _____ | 9. Remove snow from walk _____ |
| 3. Paint outside of house _____ | 10. Replace and repair drain-spout and eavestroughs _____ |
| 4. Paint inside of house _____ | 11. Repair sidewalk _____ |
| 5. Repair porch steps _____ | 12. Replace broken windows _____ |
| 6. Repair fences _____ | |
| 7. Install garbage and rubbish racks and cans _____ | |

D. Owner's or tenant's attitude toward neighbourhood

(a) When you speak of your "neighbourhood", what do you mean? That is, what streets do you consider to be its boundaries?

(b) Do you plan to stay or move away from this neighbourhood in the next year or so?

_____ Definitely plan to stay

_____ Thinking of moving in the indefinite future

_____ Definitely plan to move

(i) Reason for moving? House _____ Neighbourhood _____

House: _____	House to be torn down _____	Rent raised _____
_____	House too small _____	House too big _____
_____	House too old/dilapidated _____	Lot too small _____

Neighbourhood Environment: _____ Neighbourhood rundown _____

_____ Lower class people moving in _____

Too much: _____ dirt _____ noise _____ traffic _____

Lack of or too far from _____ parks _____ shopping
_____ transportation
_____ schools

Where would you like to move? _____

Why? _____

(ii) Why do you intend to stay in neighbourhood?

House: _____ Rent is fair _____ House right size
_____ House good quality

Neighbourhood:

Provision for:-

_____ Schools, _____ Parks, _____ Transportation, .
_____ Shopping, _____ Church, _____ Lack of traffic;
_____ Neighbourhood is clean, quiet, well cared for;
_____ People our age live here.

(c) (i) Why did you move before? _____ House _____ Neighbourhood
(Same questions as D (b)(i) on page xxi)

After answer given, ask "Was there anything else that made you decide to move away from there?"

(ii) Why did you decide to come to this neighbourhood?

_____ House _____ Neighbourhood - same questions as D (b)(ii)
(see above)

(iii) Do you think this neighbourhood is any different now than it was when you first moved here? _____

(iv) Would you recommend that your friends or relatives buy a house in this neighbourhood? _____

(d) Attitude toward present neighbourhood:

(Enter word "satisfied" or "dissatisfied" in space provided.)

Location of school _____ Transportation _____

Availability of parks _____ Adequacy of city services _____
Street lighting _____ Shopping facilities _____
Traffic _____ Cleanliness _____
Quietness _____ Appearance of area _____

E. General attitude toward Conservation-Rehabilitation Program

_____ Favourable _____ Unfavourable

SAMPLE DRAFT BUILDING CONDITION SURVEY FORM
FOR CONSERVATION AREAS

PURPOSE

The purpose of the physical aspects survey is:-

1. To determine which houses may be demolished, and which may be rehabilitated or improved and maintained at a minimum standard, and
2. To determine the economic feasibility of a voluntary rehabilitation-conservation program.

SOURCES OF ASSISTANCE

Urban Renewal Study data and rating forms

Assessment data

Various city inspection departments

Local building contractors

COMMENT

- There is a need to check on the validity of earlier surveys and note changes in condition of individual buildings.
- A "windshield" survey may verify obvious extremes; detailed inspection may be necessary on borderline cases.
- The inspection team method may be used, or general inspection by one inspector under the supervision of co-ordinator may be carried out.
- The unnecessary duplication or series of inspections by health, fire, electrical and building departments should be avoided.
- This survey can be commenced before other surveys as part of the City's inspection and housing maintenance policy. Advance notice is desirable.
- Sources of financial assistance and effects on taxes and rents should be explored.

PHYSICAL SURVEY FOR A CONSERVATION AREA

Survey C-2 can be used with an additional section on "Crowding" added as follows:-

7a. CROWDING AND ROOM FACILITIES

Hab. Rooms	Rooms in Unit (1)	Persons per Room (2)	Bed Capacity (3)	Heated Rooms (4)	Area sq. ft. (5)	Window Area sq. ft. (6)	Vent. Area sq. ft. (7)	Art. Vent. (8)	Ceiling Height ft. (9)
Liv.									
Din.									
Kitch.									
Bedrooms	1								
	2								
	3								
	4								
	5								
	6								
Bath									
Other	1								
	2								
	3								
Total									

Office Entries: Crowding

Room Crowding: Average number of persons per habitable room:

No report _____

1.5 or less _____

More than 1.5 _____

Unit Area Crowding: Violation per 1st and additional occupant(s):

No report _____

No _____

Yes _____

Sleeping Area Crowding: Violation(s) per 1st and additional occupant(s):
No violation _____ Number of violations _____ No report _____

Violation(s) per 1st and only occupant:
No violation _____ Number of violations _____ No report _____

Office Entries: Room Facilities

Heat: All rooms heated _____ Number of rooms unheated _____
Unless 75% or more unheated _____ No report _____

Window Area: Adequate, all rooms _____ Number of rooms having window area
under 10% _____ No report _____

Ventilation Area: Adequate, all rooms _____ Number of rooms inadequate _____
Any room having no ventilation area and no artificial ventilation _____
No report _____

Ceiling Height: No ceiling height violation _____ Number of rooms having
ceiling height violations _____ No report _____

EXTRACTS FROM LEGISLATION RELATING TO
REDEVELOPMENT IN ONTARIO

1. Sections 20, 21, 22, 23, 24, and 25 of The Planning Act (R.S.O. 1960, c.296)

20. - (1) In this section,

Interpre-
tation

- (a) "redevelopment" means the planning or replanning, design or redesign, resubdivision, clearance, development, reconstruction and rehabilitation, or any of them, of a redevelopment area, and the provision of such residential, commercial, industrial, public, recreational, institutional, religious, charitable or other uses, buildings, works, improvements or facilities, or spaces therefor, as may be appropriate or necessary;
- (b) "redevelopment area" means an area within a municipality, the redevelopment of which in the opinion of the council is desirable because of age, dilapidation, over-crowding, faulty arrangement, unsuitability of buildings or for any other reason;
- (c) "redevelopment plan" means a general scheme, including supporting maps and texts, approved by the Municipal Board for the redevelopment of a redevelopment area.

(2) The Council of a municipality that has an official plan may, with the approval of the Minister, by by-law designate an area within the municipality as a redevelopment area and the redevelopment area shall not be altered or dissolved without the approval of the Minister.

Designation
of redevelop-
ment area

(3) When a by-law has been passed and approved under subsection 2, the municipality, with the approval of the Minister, may,

Acquisition
and clearance
of land

- (a) acquire land within the redevelopment area;
- (b) hold land acquired before or after the passing of the by-law within the redevelopment area; and
- (c) clear, grade or otherwise prepare the land for redevelopment.

Withdrawal
of
Minister's
approvals

(4) If, at any time before a redevelopment plan for the redevelopment area has been approved by the Municipal Board, the Minister is not satisfied with the progress made by the municipality in acquiring land within the redevelopment area or in preparing a redevelopment plan, he may withdraw his approvals under subsections 2 and 3 and thereupon the by-law designating the redevelopment area ceases to have effect and the redevelopment area ceases to exist.

Adoption
of re-
develop-
ment plan

(5) When a by-law has been passed and approved under subsection 2, the council, with the approval of the Municipal Board, may by by-law adopt a redevelopment plan for the redevelopment area.

Conformity
to official
plan

(6) No redevelopment plan shall be approved by the Municipal Board unless it conforms with the official plan.

Amendment

(7) A redevelopment plan adopted and approved under subsection 5 may be amended by by-law with the approval of the Municipal Board.

Powers of
council
re land

(8) For the purpose of carrying out the redevelopment plan, the municipality, with the approval of the Minister, may,

(a) construct, repair, rehabilitate or improve buildings on land acquired or held by it in the redevelopment area in conformity with the redevelopment plan, and sell, lease or otherwise dispose of any such buildings and the land appurtenant thereto;

(b) sell, lease or otherwise dispose of any land acquired or held by it in the redevelopment area to any person or governmental authority for use in conformity with the redevelopment plan.

Conditions
of sale,
etc.

(9) Until a by-law or amending by-law passed under section 30 after the adoption of the redevelopment plan is in force in the redevelopment area, no land acquired, and no building constructed, by the municipality in the redevelopment area shall be sold, leased or otherwise disposed of unless the person or authority to whom it is disposed of agrees with the municipality that he will keep and maintain the land and building and the use thereof in conformity with the redevelopment plan until such a by-law or amending by-law is in force; but the municipality may, with the approval of the Minister, during the period of the development of the plan, lease any land or any building or part thereof in the area for any purpose, whether or not in conformity with the redevelopment plan, for a term of not more than three years at any one time.

(10) Notwithstanding subsection 1 of section 282 of THE MUNICIPAL ACT, debentures issued by the municipality for the purpose of this section may be for such term of years as the debenture by-law, with the approval of the Municipal Board, provides. R.S.O. 1960, c. 296, s. 20.

Debentures
R.S.O. 1960,
c. 249

21. A municipality, with the approval of the Minister, may enter into an agreement with any governmental authority, or any agency thereof created by statute, for the carrying out of studies relating to the physical condition of the municipality or any part thereof. R.S.O. 1960, c. 296, s. 21.

Agreements
re special
studies

22. The Minister, with the approval of the Lieutenant Governor in Council, and a municipality may enter into agreement providing for payment to the municipality on such terms and conditions and in such amounts as may be approved by the Lieutenant Governor in Council to assist in the redevelopment of a redevelopment area as defined in section 20. R.S.O. 1960, c. 296, s. 22.

Agreements
for grants
in aid of
redevelop-
ment

23. The provisions of THE MUNICIPAL ACT apply to the acquisition of land under this Act. R.S.O. 1960, c. 296, s. 23.

R.S.O. 1960,
c. 249,
to apply

24. When a municipality has acquired or holds lands for any purpose authorized by this Act, the municipality may clear, grade or otherwise prepare the land for the purpose for which it has been acquired or is held. R.S.O. 1960, c. 296, s. 24.

Power to
clear, grade,
etc. lands
acquired

25. When a municipality acquires land for any purpose authorized by this Act, the whole or partial consideration therefor may be land then owned by the municipality. R.S.O. 1960, c. 296, s. 25.

Exchange
of lands

2. Sections 1, 3, 4, 5, and 6 of The Housing Development Act, (R.S.O. 1960, c. 182 as amended by S.O. 1961, c. 37).

1. - In this Act,

(a) "building development" means a project designed to furnish housing accommodation with or without public buildings, recreational facilities, industrial and commercial buildings or space appropriate therefor, and includes a plan for the re-development of land devoted to urban uses designed to increase and improve the housing accommodation thereon; and

Interpre-
tation

(b) "building development corporation" means a corporation authorized to undertake a building development that is approved by the Lieutenant Governor in Council,

and includes any authority established by a municipality to undertake a building development. R.S.O. 1950, c. 174, s.1.

Government may guarantee housing loans

2. The Lieutenant Governor in Council may guarantee money loaned to persons by corporations authorized to loan money if the money so loaned is to be used in the construction of housing accommodation. R.S.O. 1950, c. 174, s. 2.

Government may make grants

3. The Lieutenant Governor in Council may make grants in aid of any building development. R.S.O. 1950, c. 174, s. 3.

Government may assist in financing

4. The Lieutenant Governor in Council may advance moneys or guarantee moneys to be advanced to any building development corporation undertaking a building development. R.S.O. 1950, c. 174, s. 4.

Municipalities may assist in financing

5. Notwithstanding any other Act, any municipality, with the approval of the Lieutenant Governor in Council, may advance moneys or guarantee moneys to be advanced to any building development corporation undertaking a building development, and may issue debentures therefor. R.S.O. 1950, c. 174, s.5.

Joint housing projects authorized

6. - (1) The Crown in right of Ontario represented by the Minister of Commerce and Development may make agreements with the Crown in right of Canada represented by the Minister of Public Works or such other Minister as may be authorized in that behalf respecting joint projects as contemplated in section 36 of the NATIONAL HOUSING ACT, 1954 (Canada) for,

1953-54
c. 23 (Can.)

- (a) the acquisition and development of land for housing purposes;
- (b) the construction of housing projects for sale or for rent; and
- (c) the acquisition, improvement and conversion for housing purposes of existing buildings situated in an area specified as an urban renewal area in an agreement between the Crown in right of Ontario, a municipality and Central Mortgage and Housing Corporation established by THE CENTRAL MORTGAGE AND HOUSING CORPORATION ACT (Canada).

1945
(2nd Sess.)
c. 15 (Can.)

3. Part III of The National Housing Act, 1954, rep. and new 1956, c. 9, s. 7.

Contributions to

23. - (1) In order to assist in the clearance, replanning, rehabilitation and modernization of blighted or substandard

areas in any municipality, the Minister, with the approval of the Governor in Council, may enter into an agreement with the municipality providing for the payment to the municipality of contributions in respect of the cost to the municipality of acquiring and clearing, whether by condemnation proceedings or otherwise, an area of land in the municipality.

municipalities for clearance of substandard areas

(2) The contributions paid to a municipality under this section shall not exceed one-half of the cost to the municipality or the municipality and the province jointly, of acquisition and clearance, including costs of condemnation proceedings, as agreed between the Minister and the municipality.

Maximum amount of contribution

(3) No contributions shall be paid to a municipality under this section unless:-

Conditions of contributions

- (a) the government of the province in which the area is situated has approved the acquisition and clearance thereof by the municipality;
- (b) the costs of acquisition and clearance, including the cost of condemnation proceedings, less the amount of the contributions made under this section in respect thereof, are borne by the municipality or jointly by the municipality and the province;
- (c) the families to be dispossessed by the acquisition and clearance of the area are offered at the time of their dispossession housing accommodation in a housing project constructed under section 16, 19, or 36, at rentals that, in the opinion of the municipality and the Minister, are fair and reasonable, having regard to the family incomes of families to be dispossessed, except where the municipality can establish to the satisfaction of the Minister that decent, safe and sanitary housing accommodation is available to the families to be dispossessed at rentals that, in the opinion of the Minister and the municipality, are fair and reasonable, having regard to the family incomes of the families to be dispossessed; and
- (d) a substantial part of the area at the time of acquisition was, or after redevelopment will be, used for residential purposes.

(4) An agreement entered into under subsection (1) shall provide

Agreement with municipality

- (a) an estimate of the costs of the acquisition and clearance of the area;
- (b) that the municipality will acquire and clear the area;
- (c) that the area will be developed in accordance or in harmony with an official community plan satisfactory to the Minister;

- (d) for the manner, terms and conditions of sale, lease, retention, exchange or other disposition of the area or any part thereof;
- (e) for the times at which the Minister's contributions will be paid to the municipality;
- (f) for payment to the Corporation of a share of the revenue from the project or the proceeds of sale or other disposition thereof proportionate to the contributions made under subsection (2);
- (g) for the examination, inspection and audit of the accounts of the municipality maintained in respect of the project; and
- (h) for such other things as may be deemed necessary, including the security that may be taken by the Minister by way of joint title or otherwise to safeguard the Minister's rights of recovery out of the project.

Corporation
to carry out
agreement

(5) The Corporation shall on behalf of the Minister carry out any agreement entered into by the Minister under subsection (1).

Calculation
of capital
cost

(6) Where a project is undertaken under section 36 in a blighted or substandard area, for the purpose of calculating the Corporation's share of the capital cost of the project, the cost of acquisition of the land for the project shall be an amount that, in the opinion of the Minister, represents a fair and reasonable price for the land, not including any amount in respect of the cost of clearing the land.

Payments
out of C.R.F.

(7) Subject to subsection (8), the Minister may, out of the Consolidated Revenue Fund

- (a) pay to the Corporation the money required by the Corporation to meet the Minister's obligations under any agreement entered into under subsection (1), and
- (b) pay to the Corporation, pursuant to an agreement between the Corporation and the Minister, the costs and expenses of the Corporation incurred in carrying out the Minister's responsibilities under agreements entered into under subsection (1).

Maximum
amount of
payment

(8) A payment made under subsection (7) shall not be greater than the amount by which the aggregate of

- (a) twenty-five million dollars, and
- (b) any additional amounts authorized by Parliament for the purposes of this subsection

exceeds the total amount of payments made under subsection (7)

Moneys
received by
Corporation

(9) Money received by the Corporation pursuant to paragraph (f) of subsection (4) shall be paid by the Corporation to the Receiver General and shall form part of the Consolidated Revenue Fund.

References to
agreement

(10) A reference in subsection (7) to an agreement entered into under subsection (1) shall be construed to include a reference to an agreement made under subsection (1) of section 23 as in force before the coming into force of this section.

Regulations

(11) The Governor in Council may make regulations respecting the manner in which costs are to be determined for the purposes of this section and providing for such other matters as may be deemed necessary and desirable for the carrying out of the purposes or provisions of this section.

4. Part V of The National Housing Act, 1954, new 1956, c. 9, s. 13.

33. - (1) The Corporation may, with the approval of the Governor in Council,

(h) make arrangements with a province or a municipality, with the approval of the government of the province, to conduct special studies relating to the condition of urban areas, to means of improving housing, to the need for additional housing or for urban redevelopment.

5. Part VI of The National Housing Act, 1954, new 1960-61

36. - (1) The Corporation may, pursuant to agreements made between the Government of Canada and the government of any province, undertake jointly with the government of the province of any agency thereof projects for

(c) the acquisition, improvement and conversion for housing purposes of existing buildings situated in an area specified in an agreement between the province, a municipality in that province and the Corporation as an urban renewal area.

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This bibliography is divided into five main sections - urban renewal, redevelopment, rehabilitation, conservation and guides for urban renewal. These terms may be unfamiliar to some people or mean different things to different people, so we have given below a short definition of each of them.

URBAN RENEWAL - This is a broad term to cover the three major aspects of renewal - redevelopment, rehabilitation and conservation.

REDEVELOPMENT - This deals specifically with areas to be demolished and rebuilt.

REHABILITATION - This deals with the modernization, reconstruction or repair of buildings and areas

CONSERVATION - This means the prevention of blight and slums through planning and enforcement of by-laws.

GUIDES - These are in many cases reports of specific operations in either overall renewal or in individual redevelopment, rehabilitation or conservation projects.

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